

LOT COMBINATIONS

Purpose: The purpose of the lot combination procedure is to allow an owner of two or more contiguous lots to combine them into one lot without a subdivision map.

Code Reference: Fremont Municipal Code Title 8, Chapter 1, Article 4, Section 8-1446 and State Subdivision Map Act, Section 66499.203, 204.

Submittal Requirements:

NOTE:

- Indicates an item which is always required.
- Indicates an item which may be required, depending on the project. The staff person who provides you this sheet will check (✓) the box if the item is required for your application.

- 1. A completed application form signed by:
 - a. The current property owner(s), authorizing the project proposal.
 - b. The person who prepared the submittal, certifying its accuracy.
 - c. The billing party, acknowledging responsibility for charges.
- 2. Plans including the following items:
 - a. Vicinity map showing a one-half mile radius of the site.
 - b. Exterior boundaries;
 - c. Existing lot lines;
 - d. Proposed adjustment to lot lines;
 - e. Scale (written and graphic) not to exceed 1" = 100';
 - f. Existing street rights-of-way;
 - g. Existing easements;
 - h. Existing and approved structures, and setbacks from existing lot lines;
 - i. Dimensions and courses of property lines;
 - j. Assessor's parcel numbers;
 - k. Zoning;
 - l. Areas of each parcel, existing and proposed;
 - m. Name of person preparing plat.

- 3. The number of plans required to be submitted in conjunction with the application are twelve copies, 8-1/2" x 11".
- 4. Completed Declaration of Merger (see attached), with property owner's signature, notarized, certifying that the declarant owns all parcels to be combined.
- 5. A legal description of the existing lots as existing and as they are proposed to be combined, to be used as Exhibit "A" (see attached).

NOTE: Where all existing lots are described by recorded maps, the standard Declaration of Merger language should be modified to cite these maps. No additional legal description need then be included.

- 6. A copy of a current preliminary title report for each parcel to be combined. The preliminary title report must show the declarant on the Declaration of Merger as the owner of all the affected parcels.
- 7. A statement signed by the applicant indicating whether the project site is found on the Hazardous Waste and Substances Sites List pursuant to California Government Code Section 65962.5 (Planning Form 28).
- 8. A list of all consultants proposed to be involved with the project, or a statement that none are proposed to be involved.

Schedule Time Line: Complete applications for lot combinations are acted on by the Assistant City Manager in three to four weeks.

Incomplete Applications: An application is considered to be incomplete if any of the items checked on this information sheet have not been included. Processing of the application will be delayed until the submittal is determined to be complete.

Fees: The minimum deposit for an application for a lot combination is \$_____ and is due at the time of submittal. The actual charge will be based on staff time required to process the application. Progress billings will be invoiced during the review of the project if charges exceed the minimum deposit. A refund will be invoiced at the completion of the project review if excess funds have been paid.

Requirements described on this sheet are subject to change. If you need additional information or clarification to prepare your submittal please contact the staff person who furnished you this sheet for further assistance.

Information sheet furnished by: _____ Phone: (510) 494-_____

for proposal: _____

_____ Date: _____

RECORDING REQUESTED BY AND
WHEN RECORDED, RETURN TO:

DECLARATION OF MERGER

_____ ("Declarant") hereby declares as follows:

1. Declarant is the owner of certain real property (the "Property") located in the City of Fremont, Alameda County, California, consisting of Parcels numbered 1 through _____, as described on Exhibit "A" (attached) hereto;
2. Declarant intends, and hereby declares, that all of said Parcels, other than said Parcel 1, are hereby merged into said Parcel 1 for all purposes of the Subdivision Map Act (California Government Code §66410 et seq.), and any future subdivision, as that term is used in the Subdivision Map Act, of merged Parcel 1 shall require compliance with the requirements of that Act;
3. This Declaration shall run with the Property and be binding upon all persons who may acquire any interest therein;
4. The provisions of this Declaration are for the benefit of, and may be enforced by, the City of Fremont;
5. This Declaration shall automatically expire, and be of no further force or effect, as to any portion of the Property that is subdivided by a subdivision or parcel map recorded after the date of this Declaration.

Dated: _____

Declarant:

(Attach Separate Acknowledgment)

Approved and accepted by the City of Fremont:

By: _____

Dated: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Real property located in the City of Fremont, Alameda County, described as follows:

Descriptions of individual parcels before merger:

PARCEL 1:

PARCEL 2 (etc.):

Description of parcels as merged under this document:

PARCEL 1: